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T O T H E

N O B L E M E N

And other the

L A N D E D P R O P R I E T O R S

O F

I R E L A N D.

By a G E N T L E M A N,

Who has gathered his Wisdom from Experience.

Malé agitur cum Domino, quem villicus docet.

C A T O, de Agriculturâ.

D U B L I N :

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61

A. D. D. R. E. S. S.

N O R T H M E N



P A S S E D I N T O R S

A. E. A. N. D.

W. E. A. N. D.

W. E. A. N. D.

A N

ADDRESS, &c.

The Defects in having improper Persons for the Cultivation of Lands, and the Prejudice that arises therefrom to the Owners of Estates.

ANY One that beholds the Size of this small Composition, will be apprized that they are not to expect to find a System of Agriculture, or a long Discourse upon any of the Subjects proposed to be treated of. A few judicious Remarks, and real Facts, are offered to the Consideration of every Landed Proprietor, and something will, I presume, be found, not unfitly adapted to every one, from the splendid *Coronet* to the

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Owner

Owner of but a single Acre of Land; and very proper for the Perusal of every *Agent* and *Tenant* also: the Author, has been fully convinced, by Experience, of the Reasonableness, and Truth of *every* particular here offered. And if he should be the Cause of preventing any of his Fellow Creatures, from falling into the Ambuscades he has done; by guarding them against the Oppressions of Agents, or Frauds of Tenants, he is sufficiently recompensed for his Labour in collecting these few Thoughts together.

One would imagine, that in an Age so fond of Gain, it would be but an impertinent and needless Attempt to court Men to make the best of their particular Advantages; yet nothing is a Truth more undeniable, and conspicuous, than that they, who are, in *Possè*, the richest in the Kingdom, are, in *Essè*, the most poor and miserable.

I appeal to every Part of every County, for a Proof of my Assertion, why else are our *Land Owners* obliged to stoop to the Oppression of the *Money-Mongers*? Why else do the devouring Mortgages consume so many splendid Fortunes? And why do such considerable Numbers of young Heirs live idly and contemptibly, for a tedious Train of Years, in Order to reduce a little Debt, which has been charged upon their Patrimony.

That it is the Gentlemens own Faults, who suffer these, or any of these Inconveniences, shall be proved by as plain a Demonstration as any in *Euclid*; and that the Mortgages, so fatal to the landed Interest, may easily be cleared by the very Land, so mortgaged. And why this is not made a common Practice, is a Riddle, which requires another *Oedipus*.

I am very sensible, how difficult a Task it is, to disarm People of that inconsiderate Prejudice, with which they war against all Offers of this Nature. 'Tis a surprising Reflection, that Men should bid Defiance to Reason, and bar a Door against the Entrance of their own Advantage; yet, there is no ridiculous Thing more general.

'Tis a very great Misfortune to *Ireland*, that the Cultivation of her Lands is in the meanest of her People. Men whose Obscurity of Birth, and Narrowness of Education, do not only render them unable to make Improvements, but unwilling to hear of them. They daily see the greatest, and most noble Efforts of Nature, without a Thought upon their Causes; and are so much less active, than the Clods they deal with, that no *Manure*, no *Culture* can impregnate their Imaginations.

If

If you tell one of these, that such a Piece of Ground, so and so managed, would produce a very great Improvement. He will content himself to answer, with an unaccountable Stupidity, that, “ a great many good
 “ Husbands had possessed that Ground
 “ before him, and yet it had continued,
 “ Time out of Mind, in its present
 “ Condition ; that, had it been possible to make such great Advantages,
 “ it had certainly been found out in
 “ their Time ; and that, as for his
 “ Part, he don’t care to concern himself with Projects.” Drive him from this Refuge, and he tells you,
 “ that the Charge of the Improvement may be more than the Profit.” And if, to obviate this Objection too, you name some Neighbour, who, for a trifling Charge, has made a far worse Piece of Ground, of equal Value with the best in the County. “ Why, that
 “ may be, truly—but, then, that was
 “ Land of a different Nature, and
 “ an

“ an honeſter Man might have worſe
“ Luck.”

Theſe, or ſome ſuch miſerable Shifts, are the Blinds they build between themſelves and their Proſperity; ſo that, let his Neighbour grow rich, on one Side of the Hedge, while he ſtarves on the other; let another plow with *two* Horſes, while he toils with *four*; 'tis all one to him; and the more his wiſer Friends endeavour to reform him, the more he arms his Ignorance with an impenetrable Obſtinacy.

And yet, would this were All: 'Tis no new Thing to find the *low* Part of Mankind averſe to Knowledge; the Frame of their Minds is not molded to a Reliſh of Delights, above them. But that our Gentlemen, many of them Perſons of Genius, Wit, and Judgment, that they ſhould give into ſuch a vulgar Error, and neglect nothing ſo much, as thoſe very Lands,
by

by which they are distinguished among Men; and from whose single Value they receive both their *Honour*, and their *Bread*, is a Misfortune, which, as no *wise* Man can easily account for, so no *good* Man can wish the Continuance of.

Late Years, and Authors of undoubted Credit, have laid before us striking Instances that have been made in some Lands. And we are too sensible that Husbandry is not only the most *gainful* Employment, but the most noble, just, and honourable; an Employment, which the wisest Writers of Antiquity, *Priests*, *Poets*, *Princes* and *Philosophers*, have celebrated, and preferred before All other; and the greatest *Emperors*, and mighty *Heroes* of the Universe, not only delighted in, but practised with their own Hands; Were we once, I say, convinced of this; the Scorn would leave this glorious Art, and fix upon the Follies of those mistaken Judges,

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who

who believe it an Employment, too low, for the Practice or Consideration of a Gentleman.

Behold, says our ingenious *Cowley*, in his Discourse on this Subject, “ Be-
 “ hold the Original, and primitive
 “ Nobility of all those great Persons,
 “ who are too proud, now, not only
 “ to till the Ground, but almost to
 “ tread upon it; we may talk what
 “ we please of LILLIES and LYONS
 “ RAMRANT, and Spread Eagles in
 “ Fields of Or, or Argent, but if
 “ Heraldry were guided by right Rea-
 “ son, a PLOW in a FIELD ARABLE,
 “ would be the most noble and anti-
 “ ent Arms.”

I should spread far beyond the Bounds of either my Room or Intention, was I to introduce all the Proofs from eminent Men of the Profit and Honour that arise from Husbandry. Our modern Authors, and Journals of Societies abound in the former,
 and

and they do not deny the latter, but we must have Recourse to older Works, to shew the Nobility of that Art. What says Sir *Richard Weston*, in his *Legacy to his Sons*.

“ By Husbandry, *says he*, you may
 “ nobly augment your Estates, and
 “ will receive so much the more Profit, and Praise, by how much more
 “ Diligence and Industry, you govern
 “ your affairs with. You will not
 “ only be imitated, but honoured;
 “ by your Neighbours, when they see
 “ your Labours prosper, by converting
 “ barren Ground, which has, as
 “ such, been left unhusbanded for
 “ Ages, into excellent Arable, Pasture
 “ and Meadow. He certainly is worthy great Praise, and Honour, who,
 “ possessing a large, and barren Demesne, constrains it, by his Industry, and Labour, to produce extraordinary Plenty, not only to his
 “ own Profit, but that of the
 “ Public also. *Cato* says, that 'tis a

“ Shame for a Man not to leave his
 “ Inheritance greater, than he receiv-
 “ ed it : And that he, who loses by
 “ his Sloth, what his Lands might
 “ yield him, is a Sinner, and despi-
 “ ses the Liberality of God. ’Tis a
 “ Thing much celebrated by Anti-
 “ quity, and thought the noblest
 “ Way to gather Wealth, to employ
 “ our Wit and Money, on our Lands,
 “ and by that Means augment our
 “ Estates. If you observe the
 “ common Course of Things, you
 “ will find, that Husbandry is the
 “ End, which Men of all Conditions,
 “ aim at : Why do *Soldiers, Scholars,*
 “ *Lawyers, Merchants* and Men of *all*
 “ Trades, and Professions, Toil, and
 “ Labour, with great Eagerness, but
 “ to get Money ? and when they have
 “ got that Money, what is their next
 “ Aim, but to purchase Land ? Why
 “ do they buy Land, but to receive
 “ the Produces ? And, how shall that
 “ Profit be produced, if not by Hus-
 “ bandry ? So that, by Degrees, let
 “ a

“ Man steer what Course through the
 “ World he pleases, at last, he comes
 “ to Husbandry, which, as it is the
 “ most general Employment of Man-
 “ kind, so it is the most natural, and
 “ holy, being commanded by the
 “ Mouth of God himself to the Prac-
 “ tice of our Forefathers. You will
 “ find the Improvements in Husban-
 “ dry, when you once experience them,
 “ to be very delightful to you ; and
 “ so exceeding profitable, that it will
 “ make you diligent ; for no Man,
 “ of any Art or Science, whatsoever,
 “ unless it were a *Gold-Maker*, ever
 “ pretended to so much Gain, by any
 “ other Means The *Usurer* doubles
 “ but his Principal in Seven Years,
 “ even by Interest upon Interest ; but,
 “ by my Legacy of Husbandry, you
 “ shall learn to do more than *treble*
 “ your Principal in one Year’s Com-
 “ pass, &c.

What striking Arguments !—Sure
 no Room can be left for Doubt, in
 the most *disdainful* of the Reputation
 of

of Husbandry. I might have added Abundance more of Proofs to convince of the antient and honourable Renown of Agriculture, but Room will not permit, I shall however conclude with observing, what *Cicero* says,
 “ The Pleasures of this Life come
 “ very near to those of a Philosopher’s.”
 “ There is no other Sort of Life (says
 “ *Cowley*) that affords more Branches
 “ of Praise to a Panegyrist: The
 “ Utility of it to a Man’s Self, the
 “ Usefulness, or, rather the *Necessity*
 “ of it to all the rest of Mankind;
 “ the *Innocence*; the Pleasures; the
 “ Antiquity; the Dignity; the *Lucre*
 “ of it, is not, now, so great, in our
 “ Nation, as arises from the Mer-
 “ chandize, and Trade of the City;
 “ We have no Men, now, fetched
 “ from the Plow to be made *Lords*,
 “ as they were in *Rome*, to be made
 “ *Consuls* and Dictators; the Reason
 “ of which is, from an evil Custom
 “ amongst us, that no Men put their
 “ Children to be bred up *Apprentices*
 “ in

“ in Husbandry, as in other Trades,
 “ but such who are so poor, that,
 “ when they come to be Men, they
 “ have not wherewithal to set up in it;
 “ and so can only Farm some very
 “ small Parcel of Ground, whose
 “ Rent devours all but the bare Sub-
 “ sistence of the Tenant, whilst
 “ they, who are Proprietors of the
 “ Land, are either too proud, or,
 “ for want of Education, too igno-
 “ rant to improve it; though the
 “ Means of doing it be as easy, and
 “ certain in this, as in any other
 “ Tracts of Human Commerce: If
 “ there were always two or three
 “ Thousand Youths for 7 or 8 Years
 “ bound to this Profession, that they
 “ might learn the whole Art of it;
 “ and afterwards, be enabled, by a
 “ moderate Stock to be Masters in
 “ it; there is no Doubt, but that
 “ we should see as many *Aldermen's*
 “ Estates made in the Country, as
 “ now we do, out of all Kinds of
 “ merchandizing in the City. *There*
 “ are

“ are many Ways to be rich, and,
 “ which is better, there is no Possi-
 “ bility to be poor, without such Ne-
 “ gligence, as can neither have Ex-
 “ cuse nor Pity.” Thus far the judi-
 cious *Cowley*.

A Method whereby every pri-
 vate Gentleman may with
 very little Trouble, *double*
 his Estate in one Year.

I MUST now enter on my Task,
 of proving, that every private Gen-
 tleman may, by taking his Lands into
 his own Management, advance his
 Estate, immediately, to a *double* Va-
 lue, and *that*, without the Trouble of
 seeking much Knowledge or making
 new Improvements; even by the com-
 mon downright Road of Husbandry,
 as it is now practised.

And

And here it will be no Objection to tell me, *Gentlemen* are wholly ignorant in these Affairs, and that we see, by general Experience, that Men, who do take Lands into their own Hands, are always Losers by the Bargain. I deny the Observation; or, if 'twas true, it makes nothing against my Argument; for they, who, having Farms thrown up by their Tenants, or those who turn their Tenants out, leave the Cultivation of them, to their *Stewards*, taking such Accounts, as they think fit to give them, may well be Losers by the Bargain; and yet this is what we call keeping Lands in our own Hands.

But previous to my Argument, I observe, that, though 'tis not necessary for a Man, who would double his Rents, to be much skilled in Husbandry, we must, at least, suppose him a Person of good Understanding, in common Matters, and of an industrious

C

trious Disposition; one, who will allow, that so considerable an Augmentation of his Estate, deserves six Months Continuance in the Country.

Suppose we then a Gentleman, so qualified, and so disposed, has a Farm comes into his Hands at *Lady-Day*, which contains, of Arable Land, a hundred Acres: He is, just about this Time, come down to pass the Summer at his Country House; and, when his Steward tells him, that, no new Tenant offering to take his Farm, it will be best to sow it on his own Account, how easy would it be to send for others of his Tenants, and, in Order to determine which Way to proceed, ask these Kinds of Questions.

I have an Inclination to *till* the Farm, which is newly quitted; is it in a good Condition?

They will then tell him, No; that it has been plowed so long, till the
Heart

Heart of the Ground is worn away;
and that it will require new *making*,
as they call it, that is *manuring*, before
it can bear any Kind of Grain to
Advantage.

*What is the fittest Manure for the
Nature of the Ground?*

The Answer will be good *Dung*.

How much on an Acre?

About thirty Cart Load.

What will it cost a Load?

About Six-pence.

*What Grain will it bear after this
Charge?*

Wheat.

Is the Season proper?

Yes; we sow Wheat in *September*,
or *October*, and there is Time enough
to prepare the Ground between this,
and then.

*Pray let me know the whole Charge
of an Acre of Wheat?*

Why, the Ground, being already in Tillage, will require, besides the dunging, *two Plowings* only, and each plowing will be four Shillings an Acre: The *Seed* will be three Bushels to an Acre, which, at five Shillings a Bushel, comes to fifteen Shillings more: Then, there is *Weeding*, and *Reaping* and *Binding*, will be about five Shillings more: Then, *Inning* of the Harvest, and repairing of Fences, may be about five, or six Shillings: And as for *Thrashing*, the Charge of that may be according as the Crop proves.

How so?

Because we pay the Thrashers for Wheat, after the Rate of three Pence a Bushel.

How many Bushels have you commonly on an Acre?

Why,

Why, that is just according as it happens, sometimes more, and sometimes less: I have known six, or seven Quarters upon an Acre; and, at other Times, I have reaped but three Quarters; but upon new made Lands, we generally reckon *five and forty Bushels* a middling Crop.

But am I to Dung my Ground every Year?

No, once dunging will hold out three Crops.

May all these Crops be Wheat?

No: That would not be proper; the *first* should be *Wheat*, the *next* may be Barley, and the third Pease.

What are the different Values of these Crops?

Why,

Why, we generally reckon a Wheat Crop, as I said, about five and forty Bushels; and indeed Barley and Pease, bear as many, or sometimes, a pretty deal more.

Are the Charges of the Barley, and Pease Crops the same, as the Wheat, only abating the Dung?

No; very different: In the Barley, which is mowed, instead of Reaping, you save, by that, and other Things, above seven Shillings an Acre; and Pease, being cheaper in the Seed, and requiring to have the Ground but once plowed, will stand you in less, than the Wheat Crop, by above thirteen Shillings an Acre, besides the Charge of your Dung, saved.

It must be allowed me, that all these are Questions which any Gentleman may have Wit enough to ask;
and,

and, if that be granted, I am sure, the *Answers*, he must receive, will make much better for my Argument, than those I have set down: For, I have, purposely, enlarged the Charges, and diminished the Crops, even in the common Way of reckoning; as any Body may know, who will give himself the Trouble of an Enquiry.

Well then; the Use, which any thinking Man would make of these Informations, would be this: He would presently go into his Study, and, writing down the several Particulars, compute the *Expence*, and compare it with the *Income*; which Account would stand thus:

Expence of an Acre for the Three
Crops.

	l.	s.	d.
Thirty Load of Dung, at			
6d. a Load	-	0	15 0
			Two

	l.	s.	d.
Two Plowings, each 4s. for the Wheat -	0	8	0
Three Bushels of Seed Wheat, at 5s.	0	15	0
Weeding, Reaping and Bind- ing the Wheat -	0	5	0
Inning the Wheat, repairing Fences, &c. -	0	6	0
Thraffing the Wheat -	0	11	3
	<hr/>		
	3	0	3
The whole Charge of the Barley Crop, being less than the Wheat, besides the Dung, by seven Shil- lings - - -			
	1	18	3
The whole Charge of the Pease Crop, being less than the Wheat by thir- teen Shillings, besides the Dunging - - -			
	1	12	3
	<hr/>		
Total Expence	6	10	9
	<hr/>		
	Now,		

Now, let us state the Income, by
the three Crops.

	l.	s.	d.
Forty five Bushels of Wheat, at 5s. per - -	11	5	0
Forty five Bushels of Bar- ley, at 2s. 6d. -	5	12	6
Forty five Bushels of Pease, at 3s. 6d. - -	7	17	6
Half the Straw of the three Crops, (the other Half we will allow for carry- ing the Grain to Mar- ket) will be worth -	0	10	6
Total Income	25	5	6

By this Computation, he would
perceive, that, even according to the
Countryman's own Way of reckon-
ing, the Profit would be near four
Times the Charge; so that, suppo-
sing his former Rent to have been so
D much

much as one Fourth (which it may be observed, however, is rating it at more than thirty Shillings an Acre ! Arable Land ! however supposing it to be so, and allowing his present Charge to be a Fourth more, and it will then appear plainly, how much considerably more than *doubled* the Revenue of his Farm would be by this moderate Computation. How, almost incredible it would be, to state an Account for a Farm of three or four Hundred Acres, (and many such there are !) The Income would swell beyond Belief, and yet nothing is more true ! How indolent then must those Men be who have a Farm of good Land, at a moderate Rent, and don't take the Means to enable themselves to purchase it, which undoubtedly they might do in a few Years, as may be seen by a View of their Profits—Indolence, Ignorance, and Stupidity must combine to blind them ! But it is very amazing that Gentlemen do not see farther

ther into such Improvements, and take the Means to enlarge their Incomes.

But I needed not have taken so much Pains to inculcate a Truth, which the Farmers themselves are in some Measure ready to confess; allowing it for a general Maxim, that *a good Farm must yearly make three Rents*, the first for the *Landlord*, the second for Charges, and the third, for the *Tenant* and his *Family*. But a Man must be a Drone indeed, if he does not also make a *fourth*, for laying up, in Order sometime to purchase his Farm. Let it, therefore, be supposed, and only allow me, that the same Workmen, at the same Charge, can do that for a *Gentleman* which they do for a *Clown*, and you amply prove this Position, for yourselves, to infinitely more than *doubling* your Estates.

I might also hint the great Advantages, which most Gentlemen have of common Farmers, as to the expensive Part of this Work ; the Dung, the Horses, and the Workmen : And what Gentlemen, of any Note in the *Kingdom*, who has not, or who might not have, all these at Call, without the least additional Charge to his common Household Expences ?

If any Body will continue to oppose the weak, old Argument against me, of *Every Man in his own Way*, and that there are *certain Secrets in the Practice of this Art*, which the Farmers keep among themselves ; and which Gentlemen, or those they employ, must be ignorant of, and, of Consequence, miscarry ; I content myself to answer, once for all, that this Objection is so far from being just, that it deserves no further Notice.

The

The foregoing Plan, for three Years Tillage, though exactly suited to the *common* Road, is very far from being recommended, as a Pattern ; 'tis the *least* Improvement you can make in Land, and the worst Way of making it into the Bargain. It is only introduced to shew how easy it is for any Man to be instructed in the Farmer's whole Treasury of Knowledge : For, all, beyond that little Store, is *terra incognita* to the deepest of their Discoveries.

Some Gentlemen may think it too much Pains and Trouble, to attend a three Years Issue of their Labour, which is, also, then to be repeated if they would keep up their Advantages. I shall not advise such Persons to commit the Management of the Affair to Deputies, though never so much esteemed, and faithful. Indeed, the toilsome Part, and the continual Application requisite, may well admit

admit of an honest Servant's Attendance; but the frequent Inspection, Reproof and Encouragement of the Master himself, will be absolutely necessary. And, 'tis no ill Doctrine, we are taught by a plain Country Proverb, which tells us, that the *best Dung in the World is the Master's Foot.*

But there are many Men, whose Genius cannot hit the Relish of our Country Employments; these seldom enter *Corn Fields*, but through the Hedges; nor would know the Name of *Stubble* but for the *Game* it shelters: Such, as these are kept back, by Nature, from an Application to Improvement, and will not consider that the frequent Intervals of Business, and Pleasure, heighten, and increase the Satisfaction of each other. There are some again, who, though they could with much Delight, pursue the Practice, are deprived, by other Calls, of Leisure to attend it.

There

There are many Ways, whereby these Gentlemen may, notwithstanding this, improve their Rents, at once indulging both their Inclination and Profit; and that not out of the common Road neither. I could demonstrate this by many Instances, but will confine myself to one Proof only; supposing that, when Men are once convinced, a Thing is to be done, they will readily bestow a little Thought upon the wisest Method of performing it.

I will put such a Gentleman into the same Condition with the former; he has a Farm of an hundred Acres, thrown into his Hands, at *Lady-Day*: The Heart of the Ground has been plowed out, by a malicious, or an indigent Tenant: The badness of his Land invites no Bidder, till, perhaps, towards *Michaelmas*, some monied Neighbour, to take Advantage of this Circumstance, bids a Crown
an

an Acre; the Gentleman had let it, before, for ten Shillings, and is, therefore, unwilling to have it go, at a half Rent, but the other will give no more: No Body offers otherwise; the Owner can make nothing of the Land himself, and, after the Loss of a Year's Rent, the Farm is let for five and twenty Pound per Annum, which, till then, had always gone for fifty.

This is the very Case of many a Gentleman in every Part of the Kingdom. A Scheme formed by a Dozen artful Men, who have been Tenants to Knavery all their Lives, and lose no Offer of imposing on Gentlemen who are unacquainted with Business themselves, and their Agents of the same Class and Pedigree as the Tenant, are prevailed on pretty easily to accept of a handsome Purse for themselves, to wink at the Intrigues of the designing Tenant. This is not a mere fancied Imagination, but

a certain Truth, discovered by unwearyed Application. And, though the Abatement is not always so monstrous as we suppose it here, yet by little and little one Year and another Year, it generally comes to the same Conclusion.

Now had this Gentleman, among all his Amusements, but just found Leisure to inform himself, that ten Shillings worth of Dung upon an Acre, would qualify his Land for *Cinquefoin* or *Clover*; and that the whole Charge of such an Improvement would scarce exceed the Year's old Rent of his Ground, he would certainly sow one of those Grasses, according to the Nature of his Soil; and, if he did, without any further Charge or Trouble, he would have Offers enough: And the very Man, who, were his Land neglected, would have had it, at five and twenty Pound a Year, will now be glad to come in, upon this Improvement at *Michaelmas* Day, and give him two Hundred.

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'Tis

'Tis true, I have often known *Clover* and *Cinquefoin* make little Improvement: But the Ground has neither been rightly prepared, nor the Seed well chosen, or well sown. 'Tis a standing Custom among Country-Men to sow *Clover* with *Oats* or some other *Grain*; And this they do, for the Advantage of a poor Crop the first Summer, before the *Grass* is come to Perfection: But they are ignorant, that, by this Means, the *Clover* can never cover the Face of the Ground, but growing thin, and here and there, in Tufts, and Parcels, the natural Children of the Field, Weeds, common *Grass*, and other Trumpery, prevail against it, and, in a Year or two after the first, it is quite choaked, and comes to nothing.

I will venture now to speak, not of a new Husbandry, but of a *new Method* of Husbandry. I speak now to such as are *willing* to improve their
 Estates,

Estates, but ignorant in the Means of doing it. I design not to advise the Propagation of *Wood, Madder, Saffron, Liquorice, Hops, Rape-Seed* or other Plants of this Nature. A general Application to Agriculture, would suddenly discover, and pursue the vast Advantages, accruing from so desirable an Industry. But, as I have said a Word or two of the *common Paths* in *common Husbandry*, so I will demonstrate by what Means any Gentleman, who would set about the same Work, in an *uncommon Manner*, may proceed to a very great Enlargement of his Fortune, by the Grains, in general most used; such as, *Wheat, Barley, Pease, Beans, Rye, Oats*, and such like things, which have a Use in every Part, and find a Vent in every Market.

I will not insist upon a frugal Method, which might very decently, as well as profitably, be introduced, of keeping the same Horses for our *Teams*,

which we maintain for our *Coaches*, and the same Servants for our *Labour*, which we make Use of for our *Vanity*. I know the fine unthinking Part of Mankind are apt to turn this wise Frugality into Ridicule, and expose it, as an Act of Avarice, or Want of Relish in the politer Scenes of Life: But, when I address myself to the *prudent* Man, I may venture to tell him, that, in my Opinion, the honest brisk Fellow, who drives my Plow, in an old, dirty Coat, may as well become my Coach Box in a good Livery; and that I may look for faithful Service and Obedience, with far less Danger of a Disappointment, among such poor Men's Children, whom I educate at once to Labour, and Attendance, than from a Crew of idle Dissolutes, who, measuring a Master's Goodness, by his Easiness, or his Extravagance, are contented in my Family no longer, than I can resolve to wink, and let them cheat me.

How-

However, let the Gay indulge their Vanities: 'Tis but resting satisfied with an Estate, by so much lower than their Neighbours, of another Temper, as their Equipage appears above him. If they but increase their Fortune, 'tis an Insolence to question how they use it; and the Industry, required in this Way of getting, is thus far less irksome, than in any of the usual Paths of Life, that you may take your swing of Pleasure, and yet fear no Ruin: *Cities*, and their various Amusements, may engross your *Winters*, while your Summers are devoted to your Country Tasks, not less adorned with Beauties, and Temptations, though of another Nature.

I must here look back upon the Owner of these Hundred Acres, which I supposed thrown into his Hands, and tempting his Endeavours to improve their Value. This Gentleman,
pur-

purſuing the Advice of his Tenants,
lays Thirty Load of Dung upon an
Acre, and ſows Wheat for the firſt
Crop.

His Expences are ſtanding thus :

	l.	s.	d.
Dunging 100 Acres with 30 Load on an Acre, each Load, 6d. - -	75	0	0
Twice Plowing each Acre, at 4s each Plowing -	40	0	0
Fifteen Shillings an Acre for Seed Wheat - -	75	0	0
Weeding, Reaping, Binding at 5s. an Acre -	25	0	0
Repairing Fences, Inning Harveſt, &c. at 6s. an Acre - - -	30	0	0
Thraſhing the Corn, at 11s. 3d. an Acre - -	56	5	0
	<hr/>		
	301	5	0
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	Now,		

Now, nothing can be more demonstrable, than that this Gentleman, in laying out three Hundred, spends Fourſcore, at leaſt, more than is needful ; for one hundred Acres is no more than two Oxen (we will allow him Oxen, as much the fitteſt for the Buſineſs of Huſbandry) I ſay two Oxen, and one Man may very well manage the hundred Acres. I know my Allowance is enough, becauſe it has been proved on the heaveſt Land in the Kingdom—A good Yoke of Oxen will coſt him about ten or twelve Pound, and require about three Pounds worth of Hay, to help out their Graſs Feedings ; a Plow, Harneſs, and the neceſſary Furniture of a Team, with other Tools, and Inſtruments, the Man may want, will be four Pound more : The Wages of this Man may be ſeven Pound a Year, and his Meat and Drink, though a Trifle in a Gentleman's Family in the Country, we will

rec-

reckon seven Pounds more. All this amounts to but thirty one Pounds ; and for his Charge, the Owner of the Ground will save an equivalent in the carrying out of his Dung ; fifteen in the two Plowings, and, in the Fencing, Weeding, Reaping, Thrashing, and other Charges, at least as much more, as amounts to the Sum above-mentioned.

I will now undertake to demonstrate, how any Gentleman, whose Estate is mortgaged, tho' for above Half its Value, may clear the Debt, by the first Year's Improvement, and, at the same Time, raise the Rents to thrice the present Income. I am sensible, there is a very material Difference in the Situation, and Condition of Lands, but I will obviate that Objection, by making Choice of the most *ordinary* Sort, supposing it will be easily allowed, that what the worst can do at all, the best can do more easily.

Let

Let the supposed Estate be a thousand Pounds a Year, and mortgaged for ten thousand Pound, and suppose it too at six *per Cent.* the Interest of this is six hundred Pounds a Year ; and which is, indeed a very great Hardship, the Person, who thus receives the best Half of the Estate, receives it *Scot-free*, as the Proverb says, while he, who pays away the largest Part of his Subsistence, pays Taxes for that very Payment ; and 'tis well if two hundred Pound a Year excuses him ; so that the poor Gentleman, who passes for the Owner of a thousand Pound a Year, and must live, and educate his Children accordingly, does, in Reality, receive scarce two Tenths of the Estate, for his own Share.

In this Condition, what shall he do ? He is already a *Husband*, and a Father ? He cannot, therefore, hope a Remedy from the common Practice of tying one Knot to untye another ; he is unqualified for Court

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Attendance, or, perhaps, too wise to risque his Ruin in a Disappointment. He cannot *buy* a profitable Post, and wants an Interest to get one *given* him: What Course shall he take? To continue, as he is, were mean and miserable, groaning under the heavy Burden of an unconscionable Usurer; and how to better his Condition, he is wholly ignorant.

At last it enters his Imagination, that his Land may be improved, if he had it in his own Hands; he computes the Charge, but knows not how to get so large a Sum together: However, he tries the Force of his Credit in every Place, he can expect Success from: He obtains as much, as he can, by this Means, upon the best Security he can make; his Friends assist him with a little more, and, when he finds, he has a Prospect of becoming able to go through with the Design, he warns his Tenants out, and puts himself in Readiness.

If

If this prudent Resolution be accompanied with a Skill sufficient, he will first consider the Quantity of Land he is about to undertake, and what different Operations will be requisite, for the different Natures of his Soil. But in my proceeding, I will suppose it all alike, and all of the worst Sort too; such as having been let to Tillage, and occupied by Tenants at Will, at about five Shillings an Acre, has been only qualified, by lying Fallow one Year, to bear a poor Crop the next; and, by this Account the Whole will consist of four thousand Acres.

The great, and most necessary Consideration, here, will be what Kind of *Manure*, and what Quantity of it must be used, as also how to find it. We may suppose that he needs not be informed, that so large a Space of Ground must yield, in several Places, plenty enough for digging.

ging. (A Man who knew it not, must buy Dung, and that Charge only would make two, or three thousand Pounds odds in his Reckoning.) Let us imagine then, for the further Demonstration of this Argument, that *Marle*, because that Manure is by much the most costly to lay on, is what he finds, and resolves to use, after the Rate of a hundred Load upon an Acre.

For every hundred Acres he must provide a Team of two Oxen, and a Plowman, to turn up the Ground twice; once before the *Marle* is laid on, and once after: This Man, by the Use of a Plow of a good Construction, will manage near two Acres a Day, so that, reckoning two hundred working Days between *Lady-Day*, and the End of *October*, he will have Time to spread the *Marle* in the Afternoons, which is brought on in the Morning, and to harrow the Ground he has plowed, sow the Seed,

Seed, and do all that depends upon this Part of the Labour.

Besides this, there must be, for every Hundred Acres, two Drivers, two Teams, of three Oxen each; three Carts, to carry Marle; and a Digger, at the Pit, who fills one Cart, while the Teams are drawing the others to the Place of Delivery: This Filler, by the Assistance of the Drivers, can easily send out fifty Load a Day, or more, were it requisite: But that is the exact Number necessary to complete the Task, in the Time above limited.

When the Ground is thus enriched by *Marle*, or any other good Manure, he will sow Wheat, and the whole Expence will be as follows:

	l.	s.	d.
Eighteen Months Wages			
to 40 Plowmen, each			
7 l. <i>per Annum</i> -	420	0	0
	Eighteen		

(46)

	l.	s.	d.
Eighteen Months Main- tenance for ditto, at 7 l. <i>per</i> - -	420	0	0
The prime Cost of 40 Teams, 2 Oxen in each	400	0	0
For Plows and Harness for these Teams -	120	0	0
For 120 Carts, Spades, Tools and other Uten- sils - -	400	0	0
Six Months Wages to 120 Drivers and Diggers of Marle - -	420	0	0
Six Months Maintenance for the same -	420	0	0
For the Prime Cost of 80 Team of Oxen, 3 in each - -	1200	0	0

Ad-

	l.	s.	d.
Additional Expences, which may casually arise from such a new Number of Depen- dants - -	100	0	0
For 12,000 Bushels of Seed Wheat - -	3000	0	0
Total Expence	6900	0	0

If any Body objects, that this is not the whole Expence, because the Charges of Reaping, Thrashing, &c. are not included, I answer, that the Autumn before this Work is begun, the Owner of the Land should chuse about forty or fifty Acres of good Ground, whether his own, or to be rented; and breaking it up, sow it with the Seed of right *Dutch* Clover; this will grow up against Spring, to a full Capacity of serving all his Cattle the whole Summer; and when the Marling Teams have done their Work, they

they may be fed up, upon the Clover, till they are fit for Slaughter, and sold for, at least, four and twenty hundred Pounds, tho' their prime Cost was but two Thirds of the Money: And this additional Sum, will be more than sufficient for all the objected Expences of the Harvest.

I have reckoned this Charge by much at the largest, and I chose to do so, to prevent the Cavils of the slothful, or conceited. There are Methods, which are daily practised, whereby a Man might save by much the largest Half; but this would gain Belief with so much Difficulty, that I studiously avoid any more, than the bare Mention of a Thing so seldom heard of.

Well! the Labour, and the Charge is over; let us get in the Harvest. 'Tis done; the Wheat is thrashed, and what do you imagine is the Product of an Acre? You would think
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me mad, to talk of five and twenty Pound, so I forbear what *may* be, and since I am driven to plain what *must* be, will content myself to take the odd *five* only, for the Acre; whereas I believe it is more generally known to be near double that Sum. This no Man alive dares contradict; and even by this Calculation, the Produce of the four thousand Acres will amount to twenty thousand Pound. The Mortgage is paid; the Money borrowed, for this Work, is chearfully returned; the Gentleman has two or three thousand Pound in his Pocket, and his Ground is so much bettered by the Marle upon it, that, if he is not tempted, by the Issue of his first Endeavour, to keep it under his own Management, he may let it out, and chuse his Tenants; and his thousand Pound a Year will certainly be three, or four thousand, from that Day forwards.

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Some

Some general Cautions, whereby Gentlemen may, in a great Measure, shun the Impositions of unfaithful Agents, or designing Tenants, and that with but little Trouble to themselves.

THE too great Knowledge I have, (I might add, fatal Knowledge) of the following Discourse, is the only Motive I have for publishing the foregoing, which I added, purely to remove, in some Sort, the Veil that has long been kept over the Eyes of most of the Nobility and Landed Gentlemen of this Kingdom: We see but few Agents, that take any Pains to make their Employers acquainted with the Situation or Condition of their Estates; nor indeed, many Gentlemen who are anxious after that Knowledge: The gay Amusements

ments of the Cities in the Winter, and of some particular Spot in the Summer, engage all their Attention; this is too generally the Case with our Nobility and Gentry at Home: But what must be the Consequence with those that spend most Part of their Time in *England*? They leave their Estates exposed to Agents, whose chief Views are to enrich themselves; which of Course must be at the Cost of their Masters; or to the Ravages of Tenants, whose only Industry is to impoverish their Lands, because they are too ignorant to improve them, and Lands never will arrive at a proper Degree of Improvement, without the Aid of the Owner; and the personal Aid too: Double a Tenant's Rent, and the Consequence will be, you will have to distrain on him, because he will follow his old Road of Husbandry, and cannot be brought to think of making any new Experiments, to raise any Thing more from his Land, adequate to the

Advance of his Rent. All Gentlemen may, at one Time or other (some indeed begin to do already) see the ill Effects of the little Regard they pay to their Estates, and of their Non-residence upon them, particularly those, who mostly reside in *England*: I could Instance even Nobility, that have been on the very Verge of losing their Estates, by a total Inattention to them, depending wholly on the Judgment and Integrity of an Agent, who, deficient in both, had no View but that of enhancing himself, with his Employer's Estate! Men, for the Purpose of Agents, are too generally chose, without any Enquiry into their Abilities or Judgment, in the Nature of the Land that composes the Estate they are taking the Care of; and Men, whose own Knowledge, can barely distinguish between a Piece of Land worth ten Shillings an Acre, and another Piece worth twenty. I don't speak this from Supposition, because I have seen it, and felt

felt the Consequences of employing Persons of those shallow Capacities; I am readily convinced of it, and would forewarn others from falling into the same Snare; no one is so fit to give Advice as he, who has gathered his Wisdom from Experience, nor so fit to receive it, as those who have had the good Fortune hitherto to shun (if the Expression is not improper) those hidden Rocks: Men who have never had an Opportunity to see the Nature of Land, nor have any Inclinations to do it, so long as they have an extraordinary Salary paid to them, and no Researches into their Conduct; whose chief Time is spent in *Dublin*, or other Retirements from the Estates they are intrusted with, and not above once in the Year deign to venture into the Country, and when they do, if any Farms are to let, they are under a Necessity of taking the Opinion of some Farmer who is reputed to be skilful in Land, to value it for them, and that Valuation

tion is perhaps final, because the Agent's Skill is insufficient to judge better himself: And frequently the very Farmer, who valued it, will also become Tenant; so good is the Understanding between Agents and Tenants; especially if the good Farmer has a liberal Disposition, and is not afraid to draw a handsome Purse, to reward his Friend for his Kindnesses to him: I have one particular Observation to make in Respect to Agents, that is, their being employed in a Multiplicity of Agencies: A Man, whose whole Course of Life, has been quite foreign to the gaining any Knowledge of Land, (which, with Integrity, are the only Requisites for one that is to promote his Master's Interest;) perhaps an Attorney, or an indolent Gentleman, who has exhausted his own Fortune, by his Negligence of his Lands, or Persons who have otherwise been brought up in entire Ignorance of all Country Business, nor scarce able to distinguish Arable Land from

from Pasture, Wheat from Barley ; much more between a fat Beast and a lean one, or to judge when Lands are properly husbanded, or able to give Directions about the Management of them ; yet Men, with these Imperfections, we see intrusted with, from one to ten Agencies, and some of them very considerable ones too. By this means their Income is so large, that it is not worth their while to slave themselves with Business ; they can better afford to give a Trifle to Deputies, to do the Business of the greatest Moment, who, Slaves to all Manner of Vice, dont fail committing their Trust to the Farmer's themselves, who are each left to break up their Land, as they can most easily do for their own Advantage, but to the greatest Detriment of the Owner of the Estate : A deplorable Demonstration of the Inactivity of the Owners of those poor Estates ! Poor, as they are generally husbanded by Means, quite foreign to what the Nature

ture of the Lands require; and by that Means, is lost the greater Part of their Produce, which, is a most affecting Circumstance for any Gentleman to reflect on, who will give himself that Trouble: Trouble did I say! It certainly would prove to be an agreeable Trouble, as it would naturally be a Means to lead those Gentlemen into a further Inspection of those Mysteries, which lye wholly between the Agent and Tenant; and discover to them, a hidden Treasure, in which their Estates abound, and which would be as readily brought to light, and extracted with a very little Trouble: What I have advanced in relation to Agents is not to be construed into general Terms, as there are, I know, some of them, Gentlemen of Judgment, and undoubted Honour: Are there many Noblemen or Gentlemen, even those who are the deepest engaged in the Affairs of the Government, but what might allot a
 very

very large Vacation from the Business of their Nation to inspect into the Management of their patrimonial Inheritance, those very Lands and Estates, which are to support their Dignity, with any Degree of Honour: A small Portion of their Time would serve that Purpose, and would be a Means of subduing the Increase of the long Pension Lists, so odious to the Thoughts of any thinking Man: No Excuse is sufficient to screen a Man that has an Estate, and does not advance it; much less for him who, by his Indolence (I think it is a sufficient Appellation) even sinks his Estates, in spending all his Time and Services in State Plans, or perhaps (dreadful Thought) by an unbounded Pursuit of vicious Pleasures, and is at last to accept of a Pension for his Support, at the Expence of his Country. Are our Estates too large? And on that Account no Necessity for improving them? Then, I answer, if our Estates admit, when improved to

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the highest Pitch, of any considerable Surplus, after our *competent* Necessities are supplied, are there not younger Branches of our Families, to whom that Redundancy would be fitly applied? Or are the Arts fully improved? Are there not Objects in Agriculture, and the Arts in general, that by our Patronage, and Aid, would be worthy Promotion, and do Honour to ourselves and Country; and Artists, whose Dependance is on the enlightening of their Merit, that by our lending Aid, would be enabled to do honour to our Nation? Are not these Objects calling daily for our Attention, and more worthy of it, than Indulgencies to an Agent, too much advanced above his original Pedigree, to think our Estates, deserve his Notice? Whilst, by the one, we retain unfading Honour, by the other, we lend a helping Hand, even to the Axe that strikes at the Root of our Estates, and Inheritance: And regards us no longer than we are led
to

to give them an exorbitant Salary, for forwarding our Injuries. But I have strayed from my Point, of observing what we are to expect from a Man who engages himself, or rather is engaged ; for it undoubtedly lies at the Option of the Employer, in an Abundance of Agencies: How highly is it to be believed, that a Man, whose Capacity does not furnish him with proper Judgment for conducting a single farm, should neglect some of those many Estates he is intrusted with ; what Reason have we to expect Satisfaction in the Management of our Affairs, from a Man, who had before, four or half a Dozen extensive Estates under his Care, without Knowledge sufficient to manage even one of them ? May we not expect, and that reasonably too, that our Estates will be neglected, since a little Consideration shews us, that one Estate of a moderate Size, is fully sufficient for the Management of one Man ? The Man who is employed

in a Multiplicity of Agencies, has, by so much the more Opportunities of enriching himself at the Cost of his good natured Employers ; I know some Instances, wherein Agents have in a few Years (by their Agencies alone) enhanced themselves so much, (how justly I'll leave the Nature of the Thing to speak for itself) that they have had the Assurance to stand a contested Election, and to take a Seat in the House of Commons, when their Master, whose Title insured him a Seat in the Upper House, was at that very Time incapacitated from paying his Annual Debts ! Better had it been for that Nobleman to have been his own Steward ; to have meditated, and practised the Improvement of his Estates ; he would certainly have found many very entertaining Subjects arise, to please him wonderfully, in the Contemplations and Beauties of Agriculture ; equal to those that attended the Gentleman,

man, whom, in the former Part of this Discourse, was observed to pay off an enormous Mortgage in the Space of one Year, and who had the infinite Satisfaction to find, that the Earth, was of all Things the most grateful, and pleasing, as its Gratitude still increased, in Proportion to the Caresses of the Owner.

But, it is asked, that when a Nobleman or Gentleman, has, for many Years, quite disregarded his Estate, and does not know even in what Counties it lies, and having no Maps, or Surveys of it; nothing but the Title Deeds, which neither mention the Boundaries or Particulars; how is he to gain a Knowledge of the Situations and Contents of his several Farms and Estates, in Order to proceed to the Improvement of them? I own one in this Condition, deserves all humane Pity! And 'tis well if he has not already lost, some considerable Out-skirts of his Estates: But that
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can't be rightly remedied, if it has been so, the only Care that can now be taken, is to guard against future Incroachments of that Kind ; in Order to which, his only Hopes is centered, in finding, what to him will prove to be the best Friend that ever came yet on his Estate, an honest Surveyor—not one, whose Employments, or Merits, have been obscure, or whose Judgment has not been tried “ Like Gold in a Furnace ;” but one whose Integrity has been approved by continued Experience ; not one, who lives upon, or near your Estate, whose Connections with your Tenants may be attended with Consequences that you would perhaps too late discover, or who has had too much Concern with Agents, (you will readily conclude *one Truth*, that I have experienced some dread Consequence from those Sort of Men (some of whom are not undeserving the Epithet of Harpies) by my mentioning them so often,
and

and never in a favourable Light !
 'Tis true I have, and have Reason to
 shun them as I would a Scorpion,
 and the rugged Appearance of a ne-
 glected, uncultivated, yet extensive
 Estate, are too ocular a Demonstra-
 tion of my Assertion ; yet I have
 not done with naming them yet ; (I
 shall have once more to mention
 them, before I conclude.) But, to
 return to the Surveyor ; not one
 whose Value is not to be depended
 on, from the Recommendation of
 some one beyond an Agent ; for
 Surveyors there are, whose Life has
 mostly been a Scene of laborious
 Employment, without the Know-
 ledge necessary either for distinguish-
 ing the different Qualities of Land,
 or for Surveying ; and yet these are
 the Kind of Surveyors that your
 Agents will recommend to you, be-
 cause there lies in that Recommen-
 dation, a Mystery, which the Landed
 Proprietor may not easily penetrate
 into :

into : This Surveyor is, one of the Agent's own Creatures ; perhaps his Clerk, who undoubtedly is his obsequious Friend ; and a Contract will be made for as high a Price as the best Surveyors in the three Kingdoms would demand : Of which, one third to the Agent, and the other two to the Surveyor ; or perhaps, rather than lose the Jobb, (for these Kind of Surveyors always embrace them, as Jobbs) he would condescend to allow the Agent to go Halves with him, in Hopes to be soon employed by him again ; and indeed, it would not then be bad Pay for that Surveyor, whose Conscience, of a right knavish Mold, united with his Want of Knowledge, would undoubtedly begget such a Survey, as would render it necessitous for the Proprietor to have it re-surveyed by a proper Person, and the Loss of Time about the first, as well as the Cost, would be an Addition to the Expences of the Owner of the Estate. But an approved

proved Surveyor will remove most of the Obstacles that lie in the Way between you, and the Satisfaction that you ought to reap from your Estates; tho' you have been absent, he will make you familiar with your Farms; he will trace the Bounds, and search out Lands that are your Right, though you have never known them, or received any Advantage from them; and give you in your Closet, such a Representation of your Estates, as to give you a perfect Idea of the State of every Field on your Farms, in all their Situations; that in your Retirements into your Closet, you may reason with your Maps and Surveys, with much more Satisfaction than with the Clowns that rent the Lands they represent: The one will tell you, this Field is Pasture fit for feeding, but badly managed; that is tortured by the unwieldy Plough, and mourns the Want of a better Husbandman, to merit the utmost Efforts of its fruitful Production;

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whilst the Man that has had those Lands for a Term of Years, will insist to you, that there are not Half so many Acres, and that those are barren, unfruitful Lands, that will scarce return the Seed bestowed upon them: In fine, the one is a certain, true and faithful Intelligencer, whilst the other is actuated by the contrary Principles. Who, then, would be without that immense Treasure, of having their Estates reduced and contracted into Maps and Surveys! To have the Maps of Thousands of Acres reduced to a portable Volume, is the best and most valuable Agent, unless a faithful one is to be found! and then I own, to unite them, would tend to add to that Gentleman's Satisfaction, whose Estate was too large for his own immediate Inspection: But with the Survey alone, any Nobleman or Land Proprietor whatever, would be in no Danger of improving his Estate to what Extent he chose; his Farms would become familiar

miliar to him, and when any one wanted a Tenant, he would at once see the Quantity and Value of every Piece of Land, how much Arable, and how much Meadow and Pasture, each Division contained ; and in short, so many Advantages have not only arisen to me, but to some few others ; that I am much surprized if there is any one Nobleman or Gentleman whatever who does not soon concur in my Opinion : They might even then, withdraw for rather longer a Season, from their real Lands, to attend on the Public Business of their Country ; because they would have the Satisfaction of having an exact Representation of every Part of it, placed within the small Compass of their Cabinet ; this would, in a great Measure, remove the Opportunity of practising so many clandestine Treaties between untrusty Stewards, and Tenants, who would, for their own Benefit indulge themselves, in all Manner of Frauds and enormous Improproprieties upon
their

their unguarded Masters Properties,
and lay an immoveable Foundation
for the real Improvement of Agricul-
ture and the Arts in general, to the
lasting Honour of the worthy Nobil-
ity and Landed Gentlemen of this
Kingdom.



T H E E N D.